

Bedford Historic Preservation Commission
Meeting Minutes of 07/05/2016

Present: J. Linz (Chair), D. Corey, L. Dunham, R. LeSchack, S. McDonald, D. Silverman
There is one vacancy on the Commission.

1. The regular meeting minutes of 06/07/2016 were moved, seconded and approved, 6-0.

2. Demolition Delay Bylaw –

178 Concord Road – The new owners of the subject property, George and Donna McMillan, and their architect, Daniel Barton, were present at the meeting. New conceptual drawings by Mangel Architects, Inc., for the replacement home were presented. The owners wish to enlarge the finished space in excess of the 3,000 square feet originally approved by the Commission at the Demolition Delay hearing. After a discussion, the Commission agreed that a replacement house similar to that of the submitted plans with finished space not to exceed 3,800 square feet is acceptable. It was moved, seconded and voted, 6-0, to amend the original vote to accept the Mangel Architects conceptual plan for replacement of the existing residence, with the finished area not to exceed 3,800 square feet.

30 Chelmsford Road – The applicant, Yakov Kogan, was present at the meeting. He presented information regarding his plans for redevelopment of the property. After a discussion, it was moved, seconded and voted, 6-0, that the residence is Not Significant under the Bylaw. It does not meet any of the criteria for a Significant building.

445 Concord Road – The owners, David and Florence Rossi, were not present for the continued hearing. Mr. Rossi previously indicated that he was not certain of his availability on this date. The hearing was continued to the August meeting.

247 Concord Road – The applicant Nathaniel Brown was present at the hearing. Mr. Brown anticipates an exterior front elevation design similar to the 2-family residence at 14-16 Loomis Street, and he presented photos and the Assessors' cards for that property. After a discussion, it was moved, seconded and voted, 6-0, that a replacement 2-family building comparable to the design of 14-16 Loomis Street, with a finished area not greater than 2,500 square feet in each unit, is acceptable to the Commission.

158 Concord Road – The applicant Brian Collins was not present, and the hearing was continued to the HPC's August meeting.

186 Concord Road – The applicant Rene Meijer previously stated that he would not be available on July 5, so the hearing was continued to the HPC's August meeting.

3. Financial Report – The unexpended balance in the FY2016 budget is \$373.25. There are two outstanding legal notice invoices, one for \$74.74 and another for \$88.65. It was moved, seconded and voted, 6-0, to encumber funds from the FY16 budget for payment of those invoices.

4. Old Burying Ground – DC has contacted DPW regarding the failing section of stone wall on Springs Road caused by the root system of a large white pine tree inside the wall. The presence of several broken and fallen gravestones was noted. DS will photograph the subject stones and convey the information to DC to contact DPW.

5. Depot Park – nothing new to report.

6. Job Lane Farm Museum – Nat Brown asked that the HPC advise him regarding community service projects that the Rotary could perform at the Job Lane House. There was a discussion of the fire suppression system being designed this summer. The HPC recommends that an additional fire hydrant be considered for installation nearer to the house.
7. Jenks Nature Trail – DC noted that DPW distributed a plan involving removal of several trees and widening of the paved path to improve pedestrian access to the Middle School.
8. Shawsheen Cemetery – DPW reported that 75% of the Phase I work (consisting of repairs to and resetting of gravestones) has been completed. Work on the holding tomb and Memorial Gates remains outstanding.
9. House Plaques – nothing new to report.
10. Town Museum – DC reported that the revised grant application for the museum feasibility study was not funded by Mass. Hist. Comm. There were more applications from Certified Local Governments in this round than in the original one, and some Commissioners remained uncertain regarding funding the study when the buildings are currently fully utilized. An RFP will be prepared to conduct the study with funds voted at Town Meeting.
11. Community Preservation Committee – DC reported on the possible use of Community Preservation funds for a preservation restriction easement on the 1695 Richard Wheeler house at 445 Concord Road. Other towns have used CPA funds on private property for this purpose, but Bedford has not done so to date. The owners would have to be agreeable to the proposal.
12. Fawn Lake Study Committee – SMcD reported that committee has been re-appointed.
13. Old Business – JL distributed a draft Demolition Delay handout for people applying for Demolition Permits. The hope is that such a handout, along with a financial incentives handout, may encourage people to preserve their historic homes. There was also a discussion of recommended revisions to the Bylaw at the next Town Meeting. The amendments would relate to continuation of hearings and updating the reference to Bedford's Historic Properties Survey.
14. Election of Chair and Clerk – JL was re-elected Chair for the next year, 6-0, and DC was re-elected Clerk for the next year, 6-0.
15. The meeting schedule for August was discussed. Several members will not be in town on August 2 and August 9, so in order to ensure a quorum the next meeting will be on Tuesday, August 16, 2016, at 7:30 PM.

Respectfully submitted,

Don Corey, Clerk